

FOR LEASE

COLORADO CROSSING DISTRIBUTION CENTER

7000 BURLESON RD | AUSTIN, TX 78744



ADAM GREEN, SIOR

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WILL SALLIS

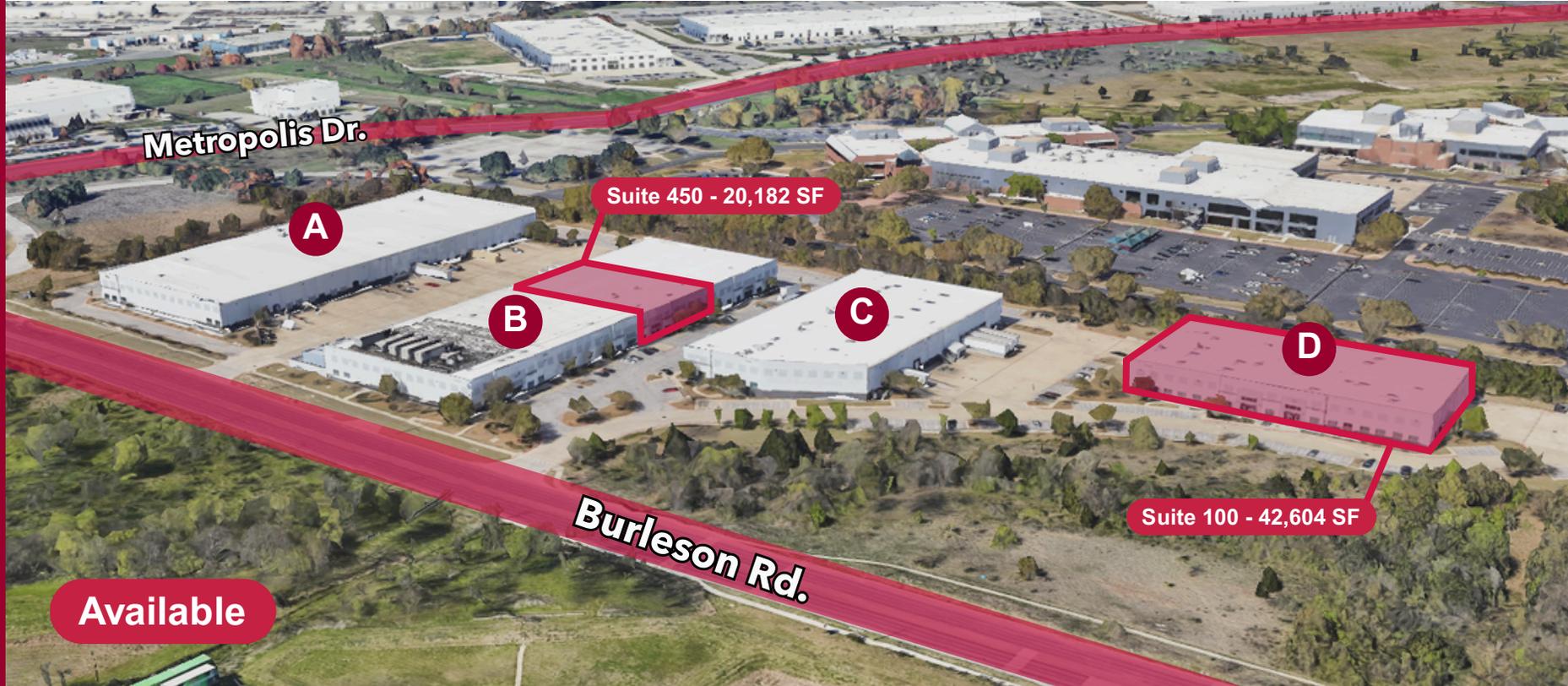
wsallis@lee-associates.com
512.289.9277

± 20,182 - 42,604 SF

LIGHT INDUSTRIAL / FLEX / LAB

**LEE &
ASSOCIATES**

**EASTGROUP
PROPERTIES**



Available

COLORADO CROSSING DISTRIBUTION CENTER

Colorado Crossing Distribution Center is a Class A, 265,079 SF industrial distribution facility within Austin’s Southeast submarket. The property offers modern functionality with 24’ clear heights, and ESFR sprinklers. The site provides excellent connectivity for logistics and distribution users seeking high-quality, scalable space in a rapidly growing corridor with proximity Austin-Bergstrom International Airport and direct access to I-35, US-183, and SH-71.

Building A Size	86,786 SF
Building B Size	85,981 SF
Building C Size	49,708 SF
Building D Size	42,604 SF
Year Built	2009
Clear Height	±24'
Typical Column Spacing	40' x 50'
Construction	Reinforced Concrete

- ESFR sprinkler system
- 480V/3-phase power
- Flexible suite sizes

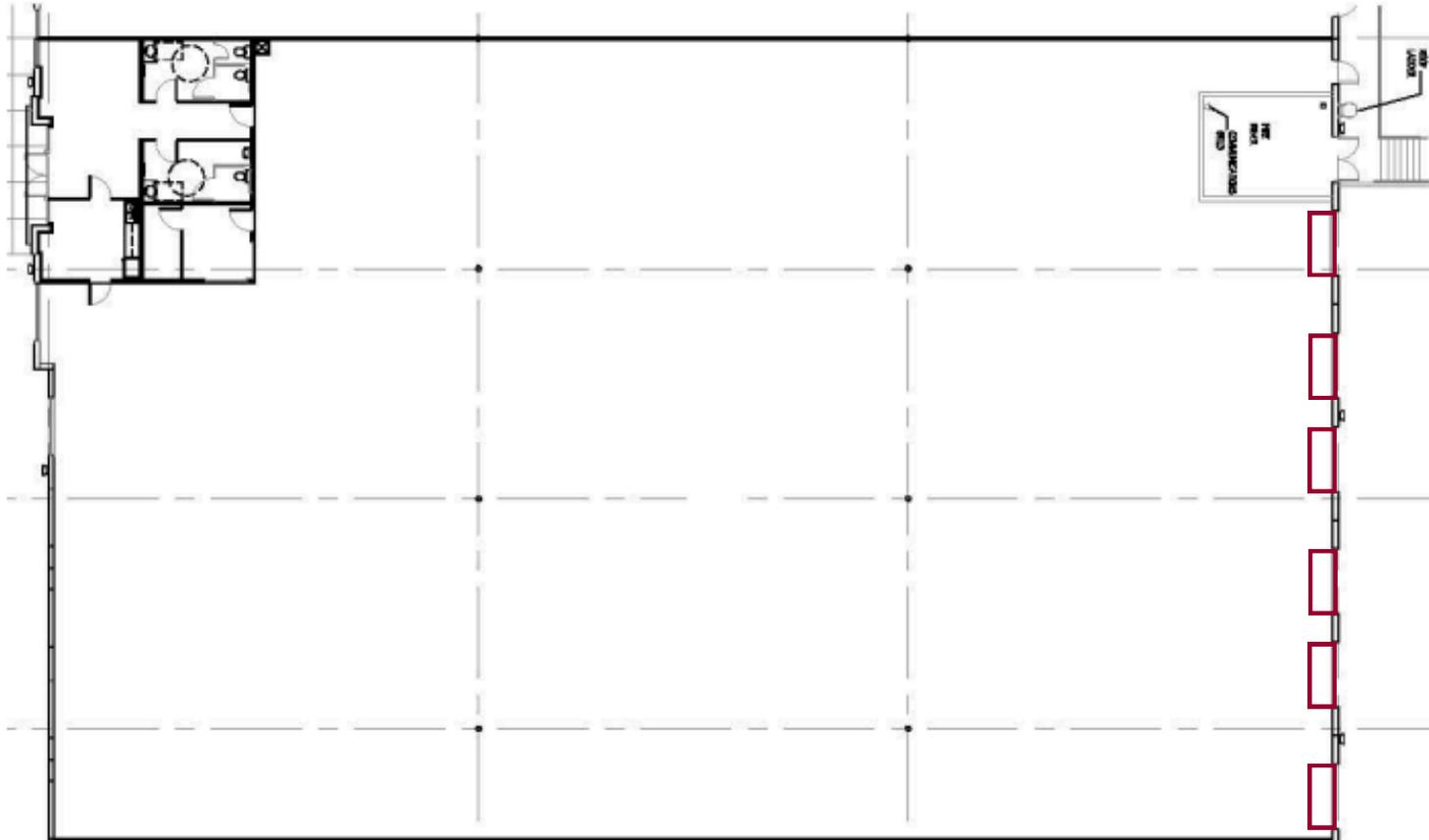
3.5 MILES
I-35

18 MINS
AUSTIN-BERGSTROM
INT’L AIRPORT

20 MINS
DOWNTOWN AUSTIN

AVAILABLE FOR LEASE ±20,182 SF

BUILDING B - SUITE 450



- ±24' Clear Height
- ±5% Office Finish
- 6 Dock-High Doors
- 180' Shared Truck Court
- ESFR Sprinklers
- Ample Glass
- Endcap Space

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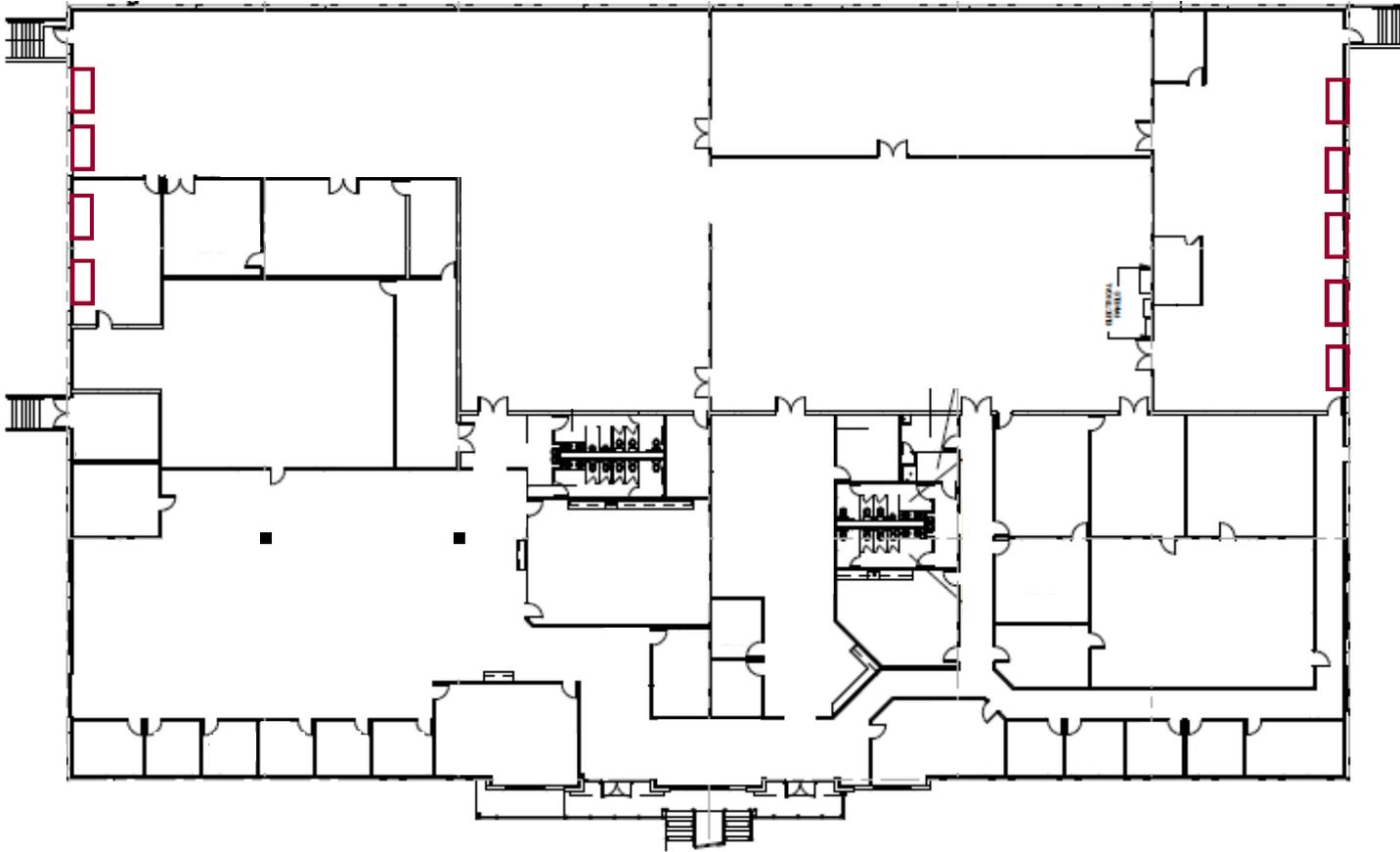
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BUILDING B - SUITE 450

AVAILABLE FOR LEASE ±42,604 SF

BUILDING D - SUITE 100



- ±24' Clear Height
- ±35% Office Finish
- ±25% Clean Room
- 180' Shared Truck Court
- 9 Dock-High Doors
- ESFR Sprinklers
- Ample Glass

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

EASTGROUP
PROPERTIES

BUILDING D - SUITE 100

NEARBY SERVICES

Hotels:

- Hilton Garden Inn (2.9 mi)
- Hyatt Place Austin Airport (4.6 mi)
- Holiday Inn Express & Suites Austin Airport (5.8 mi)

Dining:

- Perla (5.3 mi)
- Teal House Coffee & Bakery (4.6 mi)
- Güero's Taco Bar (5.2 mi)
- Hopdaddy Burger Bar (5.3 mi)

Shopping:

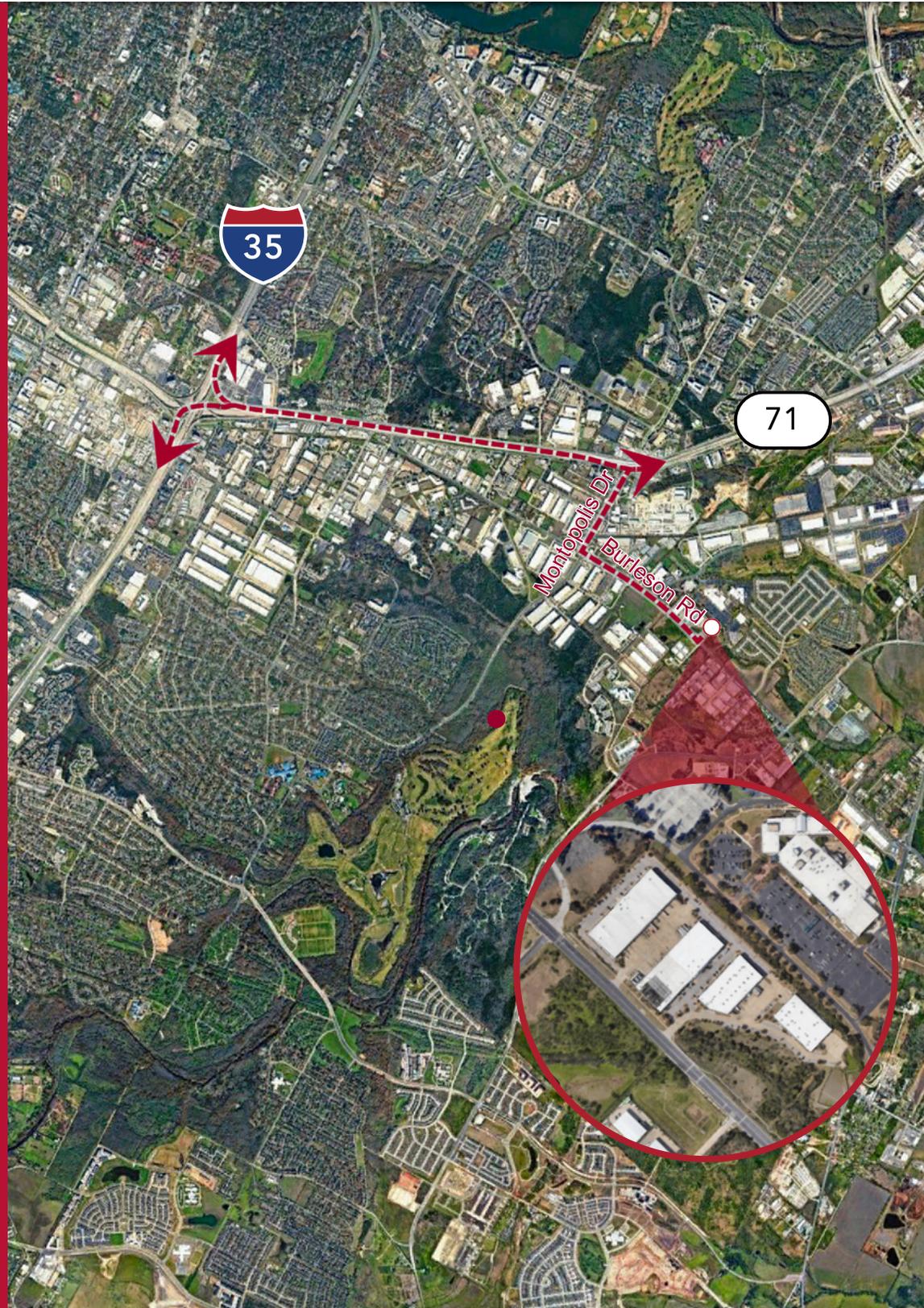
- Dollar General (2.6 mi)
- H-E-B plus! Grocery (3.7 mi)
- Ben White Florist (5.2 mi)
- South Park Meadows Shopping Center (7.6 mi)
- Walmart Supercenter (10.7 mi)

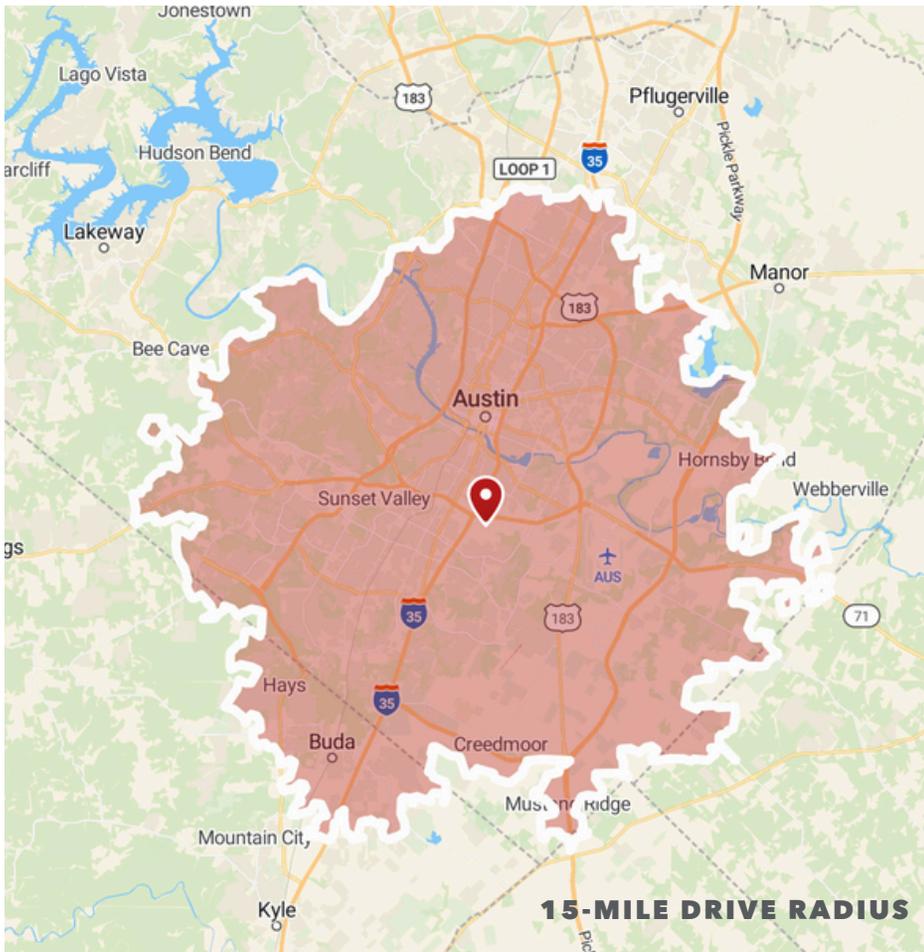
Services:

- Circle K Gas (1.8 mi)
- Wells Fargo (2.7 mi)
- St. David's Hospital (4.9 mi)
- Austin VA Clinic (1.8 mi)
- Onnit Gym (3.9 mi)

AUSTIN HIGHLIGHTS

- Strategic location near Austin-Bergstrom International Airport
- Direct access to major highways (I-35, US 183, SH-71)
- \$190B+ annual economic output with diverse industry mix spanning technology, manufacturing, and logistics
- Pro-business environment with strong economic growth
- Rich talent pool from nearby universities and tech sector





AUSTIN, TEXAS LABOR PROFILE

WORKFORCE STATISTICS

Population (15-mi radius)	2,400,000+
Labor Force	1,260,000+
Median Age	35.9 years
Median Household Income	\$110,000

KEY INDUSTRIES & EMPLOYERS

- Technology
- Manufacturing
- Distribution
- Healthcare
- Government
- Toyota
- Lockheed Martin
- General Electric
- McKesson
- ExxonMobil
- Oracle

KEY INSIGHTS

- Strong employment growth with over 1.5M workforce participants
- Diverse industry mix with technology, healthcare, and professional services
- Low unemployment rate of 3.5%, indicating robust job market
- Strong professional/business services sector with 286,200 employees
- Education and healthcare sector showing consistent growth (+3.3% YoY)
- Financial services expansion with +3.1% annual growth
- Construction/development momentum with +5.9% growth

EDUCATION ATTAINMENT



HIGH SCHOOL GRADUATE
OR HIGHER



BACHELOR'S DEGREE
OR HIGHER

AGE DISTRIBUTION



0-17
YEARS



18-24
YEARS



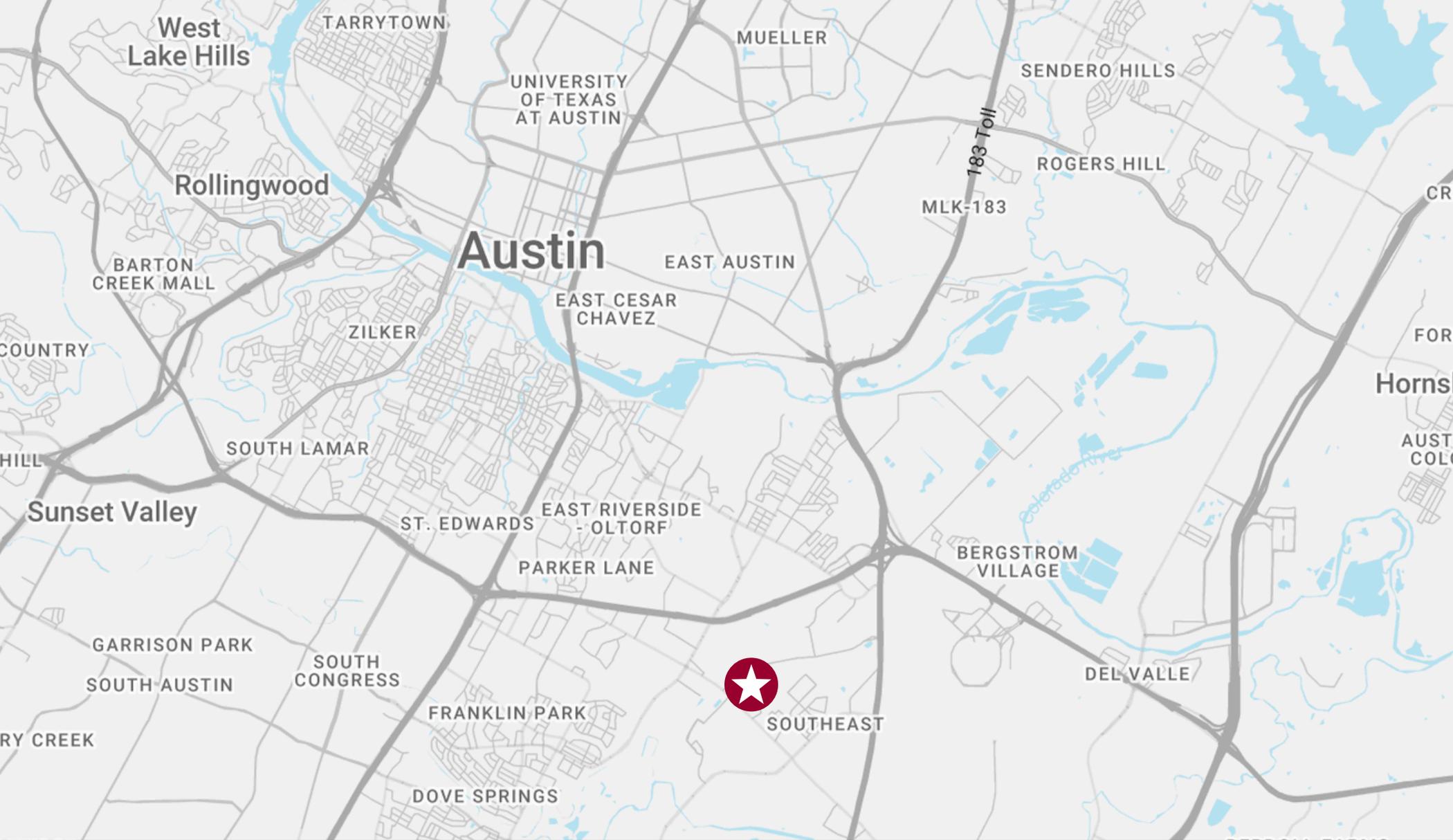
25-44
YEARS



45-64
YEARS



65+
YEARS



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**SCAN FOR MORE
INFORMATION**

